



Order Filed on August 29, 2019
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY	
Caption in Compliance with D.N.J. LBR 9004-1(b)	
823998 PHELAN HALLINAN DIAMOND & JONES, PC 1617 JFK Boulevard, Suite 1400 Philadelphia, PA 19103 856-813-5500 Attorneys for JP MORGAN CHASE BANK, NA, AS SERVICER FOR DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-SL2	
In Re:	
ACB RECEIVABLES MANAGEMENT, INC.	
Debtor	

Case No.: 16-27343 - CMG

Hearing Date: 08/27/2019 @ 10:00 AM

Judge: CHRISTINE M. GRAVELLE

Chapter: 7

Recommended Local Form: ☐ Followed ☒ Modified

**ORDER GRANTING MOTION FOR RELIEF FROM STAY PURSUANT TO §362(d),
NUNC PRO TUNC, TO VALIDATE FORECLOSURE PROCEEDINGS**

____ The relief set forth on the following page is hereby **ORDERED**.

DATED: August 29, 2019

A handwritten signature in black ink, reading "Christine M. Gravelle".

Honorable Christine M. Gravelle
United States Bankruptcy Judge

Upon the motion of JP MORGAN CHASE BANK, NA, AS SERVICER FOR DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-SL2, under Bankruptcy Code section 362(a) for relief from the automatic stay pursuant to §362(d), Nunc Pro Tunc, to validate foreclosure proceedings as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated pursuant to §362(d), Nunc Pro Tunc, to validate foreclosure proceedings, and all actions taken since that time, to permit the movant to continue with its State Court Rights in the following:

☒ Real Property more fully described as:

1 QUEENSTON PLACE, PRINCETON, NJ 08540

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property:

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

rev. 7/12/16

Imaged Certificate of Notice Page 3 of 5

United States Bankruptcy Court
District of New JerseyIn re:
ACB Receivables Management, Inc.
DebtorCase No. 16-27343-CMG
Chapter 7**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin
Form ID: pdf903Page 1 of 3
Total Noticed: 1

Date Rcvd: Aug 29, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 31, 2019.

db #+ACB Receivables Management, Inc., 19 Main Street, Asbury Park, NJ 07712-7012

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update.
While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Aug 31, 2019

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 29, 2019 at the address(es) listed below:

Alan I. Moldoff on behalf of Defendant The Bancorp Bank amoldoff@eckertseamans.com
 Alan I. Moldoff on behalf of Creditor The Bancorp Bank amoldoff@eckertseamans.com
 Alekandra Kaplun on behalf of Defendant Bank of America, N.A. akaplun@mcguirewoods.com
 Allen I Gorski on behalf of Mediator Allen I. Gorski agorski@gorskiknowlton.com
 Allen I Gorski on behalf of Creditor Center for Ambulatory Surgery, LLC
 agorski@gorskiknowlton.com
 Allen I Gorski on behalf of Mediator Allen I. Gorski, Esq. agorski@gorskiknowlton.com
 Andrew L. Spivack on behalf of Creditor THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL
 ASSOCIATION F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK,
 AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORAT nj.bkecf@fedphe.com
 Andrew M. Lubin on behalf of Creditor Select Portfolio Servicing, Inc. as servicing agent for
 Deutsche Bank National Trust Company bkecf@milsteadlaw.com, alubin@milsteadlaw.com
 Ann F. Kiernan on behalf of Creditor Mid Jersey Endodontic Group ann@kiernanlaw.net
 Anthony Sodono, III on behalf of Mediator Anthony Sodono asodono@msbnj.com
 Benjamin W. Spang on behalf of Counter-Claimant PNC Bank, N.A. bspang@dilworthlaw.com
 Charles G. Wohlrab on behalf of Creditor U.S. Bank National Association, as Trustee,
 successor in interest to Wilmington Trust Company, as Trustee, successor in interest to Bank of
 America, N.A., as Trustee, successor by merger to LaSalle Ba cwohrlab@LOGS.com,
 njbankruptcyntifications@logs.com
 Daniel E Straffi on behalf of Plaintiff Daniel E. Straffi, Chapter 7 Trustee
 bktrustee@straffilaw.com,
 G25938@notify.cincompass.com/familyclient@straffilaw.com;bktrustee@straffilaw.com;dstraffi@ecf.ox
 osfs.com
 Daniel E Straffi on behalf of Counter-Defendant Daniel E. Straffi, Trustee
 bktrustee@straffilaw.com,
 G25938@notify.cincompass.com/familyclient@straffilaw.com;bktrustee@straffilaw.com;dstraffi@ecf.ox
 osfs.com
 Daniel E Straffi on behalf of Defendant PNC Bank, N.A. bktrustee@straffilaw.com,
 G25938@notify.cincompass.com/familyclient@straffilaw.com;bktrustee@straffilaw.com;dstraffi@ecf.ox
 osfs.com
 Daniel E Straffi on behalf of Plaintiff Daniel E. Straffi, Trustee dstraffi@comcast.net,
 G25938@notify.cincompass.com/familyclient@straffilaw.com;bktrustee@straffilaw.com;dstraffi@ecf.ox
 osfs.com
 Daniel E. Straffi on behalf of Plaintiff Daniel E. Straffi, Chapter 7 Trustee
 bktrustee@straffilaw.com,
 G25938@notify.cincompass.com/familyclient@straffilaw.com;bktrustee@straffilaw.com
 Daniel E. Straffi on behalf of Trustee Daniel E. Straffi bktrustee@straffilaw.com,
 G25938@notify.cincompass.com/familyclient@straffilaw.com;bktrustee@straffilaw.com

District/off: 0312-3

User: admin
Form ID: pdf903

Page 2 of 3
Total Noticed: 1

Date Rcvd: Aug 29, 2019

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

Daniel E. Straffi bktrustee@straffilaw.com,
G25938@notify.cincompass.com/familyclient@straffilaw.com/bktrustee@straffilaw.com/dstraffi@ecf.ox
osfs.com
Daniel E. Straffi on behalf of Plaintiff Daniel E. Straffi, Trustee dstraffi@comcast.net,
G25938@notify.cincompass.com/familyclient@straffilaw.com/bktrustee@straffilaw.com
David A. Ast on behalf of Debtor ACB Receivables Management, Inc. david@astschmidtllaw.com,
info@astschmidtllaw.com/robert@astschmidtllaw.com/astecf@gmail.com
Denise E. Carlson on behalf of Creditor Roundpoint Mortgage Servicing Corp
dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Douglas A. Goldstein on behalf of Creditor Central Jersey Emergency Medicine Associates, P.C.
dgoldstein@selawfirm.com, bspector@selawfirm.com
Francesca Ann Arcure on behalf of Creditor Deutsche Bank National Trust Company, as Trustee
on behalf of the Holders of the J.P. Morgan Mortgage Acquisition Trust 2007- CH1 Asset Backed
Pass-Through Certificates, Series 2007-CH1 NJ_ECF_Notices@McCalla.com,
NJ_ECF_Notices@McCalla.com
Francis P. Maneri on behalf of Defendant PNC Bank, N.A. fmaneri@dilworthllaw.com,
smurphy@dilworthllaw.com
Francis P. Maneri on behalf of Creditor PNC Bank, National Association
fmaneri@dilworthllaw.com, smurphy@dilworthllaw.com
Harold N. Kaplan on behalf of Creditor Reverse Mortgage Solutions, Inc. hkaplan@rasnj.com,
informationathnk@aol.com
Ira Deiches on behalf of Mediator Ira Deiches ideiches@deicheslaw.com
J. Nicole Knox on behalf of Interested Party Abraham Edwards jnk@spsk.com
James A. Kellar on behalf of Defendant Capital One Bank jkellar@mccarter.com
James Patrick Shay on behalf of Creditor BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED
LIABILITY COMPANY jpshay@mdwcg.com, jpshay@gmail.com
James Patrick Shay on behalf of Creditor THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL
ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK
ET.AL. jpshay@mdwcg.com, jpshay@gmail.com
James Patrick Shay on behalf of Creditor U.S BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER
PARTICIPATION TRUST, BY CALIBER HOME LOANS, INC., AS ITS ATTORNEY IN FACT jpshay@mdwcg.com,
jpshay@gmail.com
Javier Lopez on behalf of Creditor TD Bank jlopez@meyner.com
Javier Lopez on behalf of Counter-Claimant TD Bank, N.A. jlopez@meyner.com
Javier Lopez on behalf of Creditor TD Bank, N.A. jlopez@meyner.com
Javier Lopez on behalf of Defendant TD Bank, N.A. jlopez@meyner.com
Joann Sternheimer on behalf of Defendant BMW Financial Services NA, LLC
jsternheimer@deilylawfirm.com, bcooper@deilylawfirm.com/bkecfactivitynotices@deilylawfirm.com
John R. Morton, Jr. on behalf of Defendant Ally Financial, Inc. Ally Detroit Center
ecfmail@mortoncraig.com, mortoncraigecf@gmail.com
Karen Wachs on behalf of Attorney Professional Assistance Program ksw@beinlaw.com
Laura M. Egerman on behalf of Creditor Reverse Mortgage Solutions, Inc. bkyecf@rasflaw.com,
bkyecf@rasflaw.com/legerman@rasnj.com
Melissa N. Licker on behalf of Creditor Select Portfolio Servicing, Inc. as servicing agent
for Deutsche Bank National Trust Company NJ_ECF_Notices@mccalla.com
Melissa N. Licker on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper
NJ_ECF_Notices@mccalla.com
Melissa N. Licker on behalf of Creditor NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
NJ_ECF_Notices@mccalla.com
Michael Frederick Dingerdisen on behalf of Creditor WELLS FARGO BANK, N.A.
nj.bkecf@fedphe.com
Michael Jonathan Smikun on behalf of Creditor Center for Ambulatory Surgery, LLC
msmikun@callagylaw.com
Nicholas V. Rogers on behalf of Creditor CENLAR FSB AS SERVICER FOR U. S. BANK NATIONAL
ASSOCIATION AS TRUSTEE FOR CMALT REMIC 2007-A2 - REMIC PASS-THROUGH CERTIFICATES. SERIES 2007-A2
nj.bkecf@fedphe.com
Nicholas V. Rogers on behalf of Creditor THE BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-23 nj.bkecf@fedphe.com
Nicholas V. Rogers on behalf of Creditor DLJ MORTGAGE CAPITAL, INC nj.bkecf@fedphe.com
Nicholas V. Rogers on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2006-RF4 nj.bkecf@fedphe.com
Nicholas V. Rogers on behalf of Creditor DITECH FINANCIAL LLC nj.bkecf@fedphe.com
Nicholas V. Rogers on behalf of Creditor DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR
FREMONT HOME LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1 nj.bkecf@fedphe.com
Nicholas V. Rogers on behalf of Creditor JP MORGAN CHASE BANK, NA, AS SERVICER FOR DEUTSCHE
BANK TRUST COMPANY AMERICAS, AS TRUSTEE ET.AL. nj.bkecf@fedphe.com
Nicholas V. Rogers on behalf of Creditor THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL
ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK,
N.A. AS TRUSTEE FOR RAMP 2003-RS10 nj.bkecf@fedphe.com
Nicholas V. Rogers on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com
Nicholas V. Rogers on behalf of Creditor U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER
PARTICIPATION TRUST, BY CALIBER HOME LOANS, INC., AS ITS ATTORNEY IN FACT nj.bkecf@fedphe.com
Robert Davidow on behalf of Creditor DITECH FINANCIAL LLC nj.bkecf@fedphe.com
Robert Davidow on behalf of Creditor DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR
HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2007-A ET.AL. nj.bkecf@fedphe.com
Robert Davidow on behalf of Creditor NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY
nj.bkecf@fedphe.com

District/off: 0312-3

User: admin
Form ID: pdf903

Page 3 of 3
Total Noticed: 1

Date Rcvd: Aug 29, 2019

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

Robert Davidow on behalf of Creditor U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, BY CALIBER HOME LOANS, INC., AS ITS ATTORNEY IN FACT nj.bkecf@fedphe.com
Robert L. Schmidt on behalf of Debtor ACB Receivables Management, Inc.
robert@astschmidtllaw.com, info@astschmidtllaw.com;david@astschmidtllaw.com
Scott J. Freedman on behalf of Creditor PNC Bank, National Association
sfreedman@dilworthllaw.com
Sherri Jennifer Smith on behalf of Creditor SELENE FINANCE, LP, AS SERVICER FOR MTGLQ INVESTORS, L.P. nj.bkecf@fedphe.com, nj.bkecf@fedphe.com
Sherri Jennifer Smith on behalf of Creditor NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY nj.bkecf@fedphe.com, nj.bkecf@fedphe.com
Sherri Jennifer Smith on behalf of Creditor OCWEN LOAN SERVICING, LLC, AS SERVICER FOR THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. ET.AL. nj.bkecf@fedphe.com, nj.bkecf@fedphe.com
Sherri Jennifer Smith on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2006-RF4 nj.bkecf@fedphe.com, nj.bkecf@fedphe.com
Sherri Jennifer Smith on behalf of Creditor SELENE FINANCE, LP, AS SERVICER FOR DLJ MORTGAGE CAPITAL, INC nj.bkecf@fedphe.com, nj.bkecf@fedphe.com
Sherri Jennifer Smith on behalf of Creditor WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-3, ASSET-BACKED CERTIFICATES, SERIES 2006-3 nj.bkecf@fedphe.com, nj.bkecf@fedphe.com
Sherri Jennifer Smith on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com, nj.bkecf@fedphe.com
Sherri Jennifer Smith on behalf of Creditor THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-23 nj.bkecf@fedphe.com, nj.bkecf@fedphe.com
Sherri Jennifer Smith on behalf of Creditor SUNTRUST BANK nj.bkecf@fedphe.com, nj.bkecf@fedphe.com
Steven D. Janel on behalf of Creditor Steven D. Janel, Esquire attorneyjanel@comcast.net
United States Trustee USTPRegion03.NE.ECF@usdoj.gov
Warren S. Jones, Jr. on behalf of Defendant Ferrari Financial Services, Inc.
email@warrensjones.com, r46134@notify.bestcase.com;robert@warrensjones.com

TOTAL: 74